

LOT 139
IN OR 2007/146
TIMBER CREEK PLANTATION #3

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

11-2N-26-2052-0139-0000



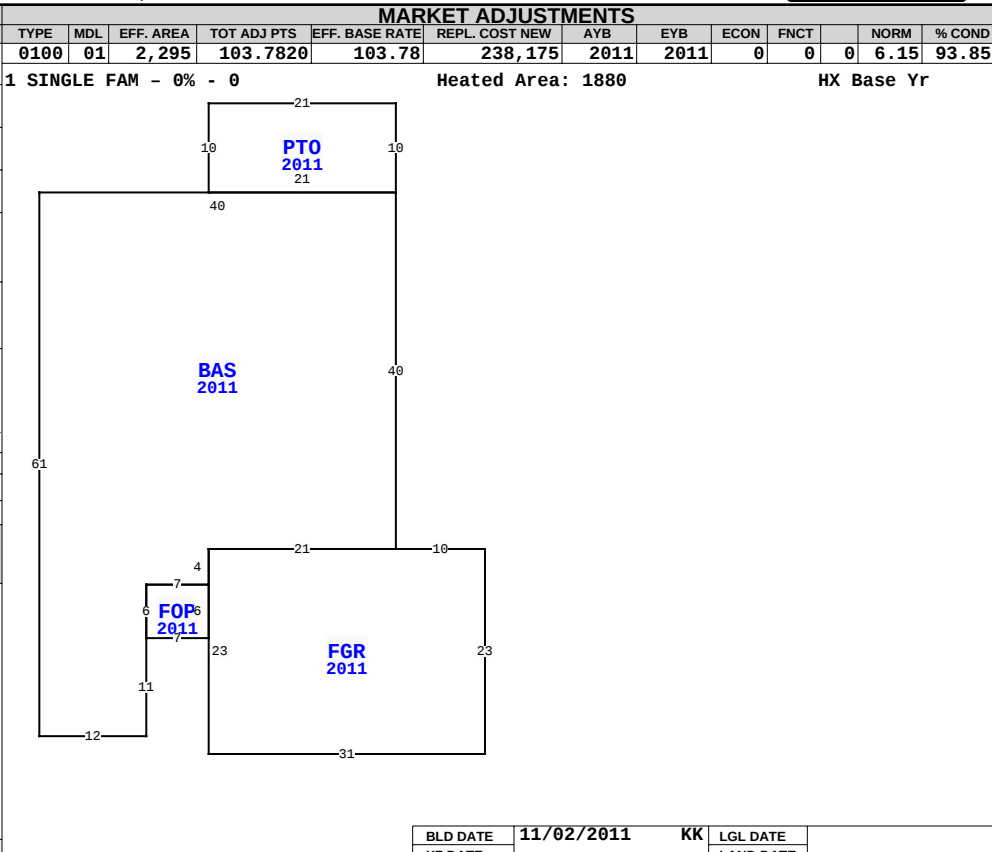
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	2011	1,880	183,107
FGR	713	55	2011	392	38,180
FOP	42	30	2011	13	1,266
PTO	210	5	2011	10	974
TOTALS	2,845			2,295	223,527

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	949.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT	



78152 DUCKWOOD TRL, YULEE	BLD DATE 11/02/2011	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
4,952											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										223,527	
TOTAL MARKET OB/XF VALUE										4,952	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										283,479	
SOH/AGL Deduction										148	
ASSESSED VALUE										283,331	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										283,331	
TOTAL JUST VALUE										283,479	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										273,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24861	CO ISSUED	0	09/27/2011
E23690	NEW CONSTR	0	08/01/2011
M16429	H/AC	0	08/01/2011
P14875	NEW CONSTR	0	07/01/2011
B24861	NEW CONSTR	221,663	06/01/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2007/0146	10/05/2015	CT	U	I	18	124,000			
GRANTOR: CLERK OF COURT									
GRANTEE: AMERICAN HOMES 4 RE									
1758/0239	9/15/2011	WD	Q	I	01	168,500			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: CASTRO CHARLES R JR									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2011] W10 BAS=[YR=2011] N40 PTO=[YR=2011] N10 W21 S10 E21\$ W40 S61 E12 N11 FOP=[YR=2011] E7 N6 W7 S6\$ N6 E7 N4 E21\$ W21 S23 E31 N23\$.											